

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Forest-Ivanhoe Residential Historic District

other names/site number 089-070-5100

### 2. Location

street & number Roughly bounded by 172<sup>nd</sup> Place, east side of Forest Ave. N/A ☐ not for publication  
south to its end, and the Little Calumet River

city or town Hammond N/A ☐ vicinity

state Indiana code IN county Lake code 027 zip code 46320

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination  
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be consider significant  
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Indiana Department of Natural Resources

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional  
comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the National  
Register.

☐ See continuation sheet

☐ determined not eligible for the National  
Register.

☐ removed from the National Register.

☐ other, (explain:) \_\_\_\_\_

Forest-Ivanhoe Residential Historic  
District

Name of Property

Lake County, IN

County and State

5. Classification

Ownership of Property

(Check as many boxes as  
apply)

- ☒ private  
☐ public-local  
☐ public-state  
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
25	6	buildings
0	0	sites
0	0	structures
0	0	objects
25	6	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Historic Residential Suburbs in the  
U.S., 1830-1960

Number of contributing resources previously listed  
in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

20<sup>TH</sup> CENTURY REVIVAL: Colonial Revival

20<sup>TH</sup> CENTURY REVIVAL: Tudor Revival

OTHER: English Cottage

Materials

(Enter categories from instructions)

foundation STONE: Limestone  
BRICK  
walls STONE: Limestone  
BRICK  
STUCCO  
WOOD: Weatherboard  
roof ASPHALT  
other STONE: slate

Narrative Description

(Describe the historic and current condition of the property on one or more sheets.)

Forest-Ivanhoe Residential Historic  
District

Name of Property

Lake County, IN

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significant within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- ☐ preliminary determination if individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
- # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record
- # \_\_\_\_\_

**Areas of significance**

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

**Period of Significance**

1925-1952

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

Bernard, Leslie Cosby, Sr.

**Cultural Affiliation**

N/A

**Architect/Builder**

Bernard, Leslie Cosby, Sr.

**Primary location of additional data:**

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Forest-Ivanhoe Residential Historic  
District

Name of Property

Lake County, IN

County and State

## 10. Geographical Data

**Acreage of Property** Approx. 17.45 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	6
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4	5	6	2	0	0
---	---	---	---	---	---

4	6	0	3	5	2	0
---	---	---	---	---	---	---

Zone

Easting

Northing

3 

1	6
---	---

4	5	6	4	8	0
---	---	---	---	---	---

4	6	0	3	2	2	0
---	---	---	---	---	---	---

Zone

Easting

Northing

2 

1	6
---	---

4	5	6	5	2	0
---	---	---	---	---	---

4	6	0	3	5	2	0
---	---	---	---	---	---	---

4 

1	6
---	---

4	5	6	2	0	0
---	---	---	---	---	---

4	6	0	3	2	2	0
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☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Kurt West Garner

organization \_\_\_\_\_ date January 13, 2009

street & number 308 S. Michigan St. telephone 574-936-0613

city or town Plymouth state IN zip code 46563

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 Or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend listings. Response to this request is required to obtain a benefit in accordance to the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

**Estimated Burden Statement:** Public reporting burden for this is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding the burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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*Forest-Ivanhoe Residential Historic District, Lake County, IN*

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**7. Narrative Description**

The Forest-Ivanhoe Residential Historic District is located on the southwest side of Hammond and comprises some of the finest early 20<sup>th</sup> Century revival styled homes in the city. Several of these homes were designed by Hammond's most prolific and accomplished architect of the period, L. Cosby Bernard, Sr. including his own residence at 7241 Forest Avenue. The district is relatively small, incorporating about three blocks centered on Forest Avenue. It is characterized by a winding central road (Forest) through an area with mature trees in a natural planting formation, a break from the more rectilinear urban grid surrounding the district. While the residences fronting 172<sup>nd</sup> Place & the east side of Forest Avenue are placed nearer the street, the residences on the west side of Forest Avenue are set well off the street. The view down Forest Avenue from either north or south (photos 0022-0024) in the district is obscured by the winding nature of the street, resulting in views toward residences/garages or vegetation rather than a continuation of the street.

The district has a sidewalk on the south side of 172<sup>nd</sup> Place only (photo 0021) and an asphalt alley that connects 172<sup>nd</sup> Place and 173<sup>rd</sup> Street east of Forest Avenue (photo 0020). The streets are asphalt with concrete curbing. The Little Calumet River generally forms the west boundary of the district. Utilities are handled either underground or overhead in the alley. Antique styled street lights with black metal posts and acorn styled globes loosely line Forest Avenue. A utilities building (photo 0019) is located directly opposite (west) of the intersection of 173<sup>rd</sup> Street and Forest Avenue, set some distance off the road behind the front facade line of most of the residences.

Most of the residences have attached garages; however there are a few garages that stand separately from the principal residence, several being considered contributing. The natural nature of the vegetation/landscaping including some stacked stone walls adds to the charm of the district. Concrete and brick drives connect streets to garages, while concrete and brick sidewalks connect many of the front doors to the street, sometimes laid in a winding path to further create a more natural aesthetic.

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A listing of the resources found within the Forest-Ivanhoe Residential Historic District

172<sup>nd</sup> Place, south side:

04 172<sup>nd</sup> Place. House, Contemporary Colonial Revival, ca.1940. Contributing (photo 0025)  
The two story house has a rough-cut stone base in random coursing and sizes, aluminum siding in the gable ends and on the dormers, and a fiberglass shingle roof. The roof is a simple gable with the gable ends facing east and west.

The front facade is asymmetrically arranged with the front door opening located right of center. Right of the door opening the front steps forward creating the garage incorporated into the main structure of the house. The garage area has stone on each side of the garage door and roof extension above from the main house. The garage door opening has a single aluminum door. The front entry door has a fluted pilaster door surround and simple cornice. The front door is an historic wood door in a three panel design with a window located in the top panel of the door. The door is approached by a single concrete step. East of the front door is located a single window opening centered on the remaining part of the front facade. The opening has a bank of three eight-paned wood casement windows set on a smooth limestone sill. The windows are each topped by a two-paned transom that extends to just below the second level. A full second story steps out slightly east of the garage, but is only a half story above the garage. The full two story front facade has two window openings, each directly above the door and bank of windows below. Each opening has a pair of 8/8 wood windows that terminate just below the narrow eave line of the roof. A large gable front dormer is centered over the garage door. The dormer is covered in aluminum siding and has a pair of 1/1 wood windows located in its center. A stone chimney is centered on the east facade extending above the ridge line. An open metal porch extends across the base of the east facade.

08 172<sup>nd</sup> Place. Contemporary Colonial Revival, ca.1949. Contributing. (photo 0026)  
The two story gabled house has an ashlar stone base across its front facade and brick walls on its remaining faces. A short shed roof extends across the front facade between the first and second levels. The house has a gabled roof covered in fiberglass shingles. The front facade has a recessed front entry stoop just west of center. West of the recessed stoop is a large masonry opening with a bank of five multi-paned windows with rectangular grilles center in the face of the main level. East of the recessed stoop are located two masonry window openings equally spaced on the remaining face of the main level. Each opening has a grouping of three multi-paned windows with rectangular grilles. Three window openings are located on the second level of the front facade. One is centered over the stoop/entry, the west opening is centered over the large grouping of windows and the east opening is centered over the eastern-most opening below. Each window opening has a pair of

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multi-paned windows with rectangular grilles and set on brick rowlock sills. A large brick chimney is centered on the west facing gable end and a single window is centered on each the main and second levels of the east gable end. Each window has a multi-paned configuration.

Garage. ca. 1970. Non-contributing.

A gambrel roofed garage is located at the southeast corner of the property with garage opening facing 172<sup>nd</sup> Place. It has vertical wood siding and a single door west of the garage door.

20 172<sup>nd</sup> Place. House, English Cottage, ca. 1937. Contributing (photo 0001)

The one and one half story home was constructed in an English Cottage style with brick walls with some stone trim and stucco segmented with trim boards in the gable end walls. At each corner brick quoining was used in a pattern alternating larger and smaller quoins. The high sloped roof planes are parallel with the front facade, with narrow eaves. The roof is covered in fiberglass shingles.

The front facade is dominated with a large brick and stone chimney located immediately left of the front door vestibule projection, which is just right of center on the front facade. The chimney has a randomly laid, rough cut stone base to the eave line of the house, then brick above. As the chimney narrow above the eave line, stone caps are used in place of brick, and the top is trimmed again by stone. The front door/vestibule projection has a small gable front with a rough cut stone base and stone trimmed archway around the front door. The front door is a full glass historic wood door with arch top. To the right of the vestibule projection, another larger room volume with a gable front projects beyond the vestibule. It has a single, centered window opening with smooth limestone sill and a wood casement window with applied diamond grille. A scalloped bargeboard is located at the rake line of the gable fronts. To the left of the chimney another single window opening is located on the front facade. It also has a smooth limestone sill and single wood casement window with applied diamond grille. A hipped window dormer is located immediately above the vestibule projection with a pair of sliding windows with diamond grilles.

The east and west facade gables have a stucco finish that is segmented by vertical wood trim boards and a single horizontal board just above the center of the gable. Two sliding windows are located, evenly spaced in the gable ends. The east facade has a slight projection on the main level with a hipped roof and small window located in its center. The east facade also has a larger projection at its south end that is nearly two stories with brick base and segmented stucco upper section.

24 172<sup>nd</sup> Place. House, Colonial Revival Cottage, ca.1940. Contributing (photo 0002)

The one and one-half story house has a brick base, except at the garage, wide weather-board siding in the gable ends and on the dormers, and a fiberglass shingle roof. The roof is a simple gable with

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the gable ends facing east and west. The corners are terminated by brick quoining in an alternating small/large pattern.

The front facade is asymmetrically arranged with the front door opening located right of center. Right of the door opening the front steps back creating a garage incorporated into the main structure of the house. The garage area has weather-board siding on each side of the garage door and a small shed roof extending across the face of the area. The garage door opening has a single aluminum door. The front entry door has a fluted pilaster door surround and simple cornice. The front door is an historic wood door with curved wood panels and a half-round window located in the top of the door. The door is approached by a series of concrete steps. East of the front door are located two window openings evenly spaced on the remaining part of the front facade. Each opening has a single 6/6 wood window set on a smooth limestone sill. The windows extend to a frieze board located just below the narrow soffit/eaves line. The second story of the front facade has a large gable front dormer centered over the lower two windows located in the east half of the front facade. The dormer is covered in weatherboard and has a pair of 6/6 wood windows located in its center, flanked by shutters. A decorative circular vent is located above this pair of windows. A narrow trim board follows the rake line/slope of the gable. A smaller gable front wall dormer is centered above the garage door at the west end of the front facade. It also is covered in weatherboard and has a single window opening with 6/6 wood window and narrow trim board following the rake line.

The gable ends have weatherboard siding and windows centered in the face of the gable. On the east facade a large brick chimney is located on the north side of the facade. The chimney steps in as it extends above the first floor topped with stone caps. A shallow single story brick projection is located left of the chimney, with a shed roof and a bank of four windows.

46 172<sup>nd</sup> Place. House, Contemporary Colonial Revival, ca. 1952. Contributing. (photo 0003)  
The symmetrical two story house has brick and stone walls on the main level and weatherboard siding on the second level. The low sloped gable roof is parallel with the front facade and is covered with fiberglass shingles. The front facade has an open single story porch extending across its entire length with four equally spaced square columns. The porch is raised with a brick base and concrete deck. The first level of the front facade is covered in stone ashlar. A two panel wood entry door with a window in its top is located in the center of the facade. A single 1/1 wood window is located centrally between the entry door and ends of the facade, with flanking wood shutters. The second level of the front facade has three equally spaced 1/1 wood windows with slight gabled dormers over each, breaking the narrow eave line. A wide brick chimney is located in the center of the east facade with flanking windows on the first and second levels.



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Garage, ca. 1952. Non-Contributing.

A single story, flat roofed single stall brick garage is located at the rear of the property with door facing the alley access.

52 172<sup>nd</sup> Place. House, Tudor Revival, 1930. Contributing (photo 0004)

The one and one-half story house is patterned in an intersecting gabled plan; with the front facade gable end on the east half of the front facade. The house has dark brown brick walls on the first level with some rough cut stone trimming and stucco finish in the gable ends and shed dormer walls. The steeply pitched roof flares out toward its eaves and is covered in fiberglass shingles. A brick and stone trimmed chimney projects above the ridge where the two legs of the house join together.

The front facade's gabled projection is located at the east end and has a semi-circular window bay with stone base in the center of its first level. The window bay has four equally sized windows segmented on the curve, set on a smooth limestone base. The roof of the window bay is also segmented and is sloped gradually back to the base of the gable face where brick is terminated and stucco finish begins. The windows are 6/6 wood windows. A few randomly placed stones are also located within the field of brick on this facade. To the west of the gabled projection is the front door vestibule area approached by a series of concrete steps with sidewall faced in stone. This vestibule projection is covered in rough cut stone with the arched door opening on its left side and a small round window on its right side. The arch of the door is created with a segmented stone arch, as is the surround for the small circular window. The front door is an historic arched top wood door and the window opening has a wood window divided into quarter panes. The front facade steps back from the vestibule projection on its west end and has a pair of 6/6 wood windows on a smooth limestone sill centered in its remaining face. The second story of the front facade has a pair of 6/6 wood windows centered in the front facing gable. The windows have a brick surround contrasting with the stucco finish. Brick trimming also follows the gable line, in a stepped pattern, just below the soffit. Shed dormers are located across the front facade and off each side of the gable front. The dormer walls have stucco finish trimmed with brick quoining at the corners, and brick window surrounds. The dormer on the front facade has a two equally spaced 6/6 wood windows, with the window over the front entry door being slightly shorter than the other. The shed dormer facing west has no window openings.

The east facade (facing the alley) has two window openings on the first level, both trimmed with stone surrounds. Each opening has a pair of 6/6 wood windows with the southernmost set being slightly shorter than the other. A shed dormer extends across the face of the east facade and has two equally spaced 6/6 wood windows located in it.

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64 172<sup>nd</sup> Place. House, Colonial Revival, ca.1939. Contributing (photo 0005)

The two and a half story all brick home has steeply pitch gabled roofs with the main volume of the house parallel with the street, gables facing east and west. Corners have brick quoining with brickwork only slightly raised from the main surface. Windows are a mix of white aluminum replacement units and historic wood units on brick sills. The house has copper guttering and fiberglass shingled roof.

The front facade has a two story front projecting gable at its west end and a raised open porch recessed between the gable projection and the east end of the house. The porch has a brick base and concrete deck and decorative metalwork framing the recessed opening. The front entry door is located at the east end of the recessed porch and is approached by a series of concrete steps aligned with the door. The door opening has an arched top; the door is an historic wood six panel door. To the right of the entry door are located two window openings with a pair of casement windows in each, divided into six panes each. The openings are raised higher on the facade with arched tops. On the gable that projects from the front facade, west end, is located a large rectangular window opening centered on the first level with a fixed replacement window with applied rectangular grille work. The second level projecting gable has another single centered window opening with an arched top. The opening is slightly below center vertically with the terminus of the gable roof line. The opening has a pair of replacement rectangular casement windows with applied rectangular grille work. At the top of the wall where the quoining ends and the gable face begins is a thin line of stone trim and slightly raised brick courses above forming a broken cornice line on the face of the gable. A thin piece of metal drip edging trims out the roof line of the gable face.

The east end of the front facade, to the left of the recessed porch area, has a single window opening in the center of its face with a fixed rectangular replacement window with applied rectangular grille work. Directly above this is a gabled window dormer, extending from the brick facade and breaking the eave line. This dormer has a single arched top window opening with a pair of replacement casement windows with applied rectangular grille work. Above the recessed porch, beyond the eave line are located two equally spaced small hipped roof window dormers with sides fully covered in roof shingles. Each dormer has a single historic wood casement window in a six pane configuration.

The east facade has a large chimney centered in the tall 2 ½ story gabled wall, extending above the main ridge of the house. The west facade has a series of three arched top window openings on the first level and a single rectangular window opening toward its south end. Two rectangular window openings are located on the main gable end of the house and a single rectangular window opening is located, centered, in the gable's attic.

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Garage, ca. 1939. Contributing

The single story brick garage has a steeply pitched gabled roof, with gables facing east and west. The front of the garage has a wide garage door opening facing the street with an aluminum garage door. A single door is located east of the garage door opening. The garage has copper guttering.

173<sup>rd</sup> Street, north side:

47 173<sup>rd</sup> Street. Peter F. Murphy House, Chateausque, 1929. Contributing (photo 0006)  
L. Cosby Bernard, Sr., Architect.

The two story house has a formal, symmetrical appearance with essentially a large two story central volume with a very high pitched hipped roof. The exterior finish is rough cut stone laid in fairly random coursing. Slightly larger stone material is used for trimming window surrounds and corners. The house has a shorter one and one-half story projection off the northeast corner with tall hipped roof, and also has a single story enclosed porch off its west side. The roof is finished with wood shakes and has a single, small hipped dormer with attic vent centered high on each of its four roof planes. Copper guttering is also installed on the house.

The front facade of the main volume of the house is perfectly symmetrical with its wide center entry door trimmed with smooth cut limestone and a large carved bas relief above a bracketed stone entablature. The carving has a fauna pattern and curved top. The entry door is an historic multi-paned wood door with a single small centralized square window. Centered between the door and each end of the main volume are located tall single window openings with low arches. Each opening has a pair of multi-paned wood casement windows with three-paned transoms above each casement. Centered above these window openings, on the second level, are located hipped window dormers, breaking the eave line of the roof. Within these dormers is a single window opening with a pair of tall 6/6 wood windows set on smooth stone sills. Centered on the door below are two smaller hipped window dormers breaking the eave line of the roof. These dormers have a single, shorter 6/6 wood window on stone sills. The east end of the front facade steps back to a smaller two story volume that has a single door opening with arched top and wood door in its west half and a rectangular window opening on its east half, and a shed window dormer above.

The west facade is dominated by two features: the enclosed single story porch and the large stone and brick chimney. This facade is also symmetrically arranged with the single story hipped roof porch extending across nearly the entire face of the main volume of the house, centered on the chimney with flanking hipped wall dormers above, breaking the eave line of the roof. The enclosed porch has large stone piers at each corner and a large grouping of multi-paned windows stepping out from the roof line above, and set on a stone base. A piece of scalloped wood trim

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wraps the perimeter of the porch at the eave line. The large stone chimney projects out slightly from the main facade and just above the eave line, the stone steps in, and above begin two cylindrical brick chimneys, joined in the center. The brick is laid in soldier coursing adding to its vertical appearance; the top is terminated by three clay chimney pots.

Garage, 1949. Contributing (left, photo 0020)

Styled to match the main house, the two-stall garage also has rough cut, randomly laid stone walls and a high pitched hipped roof. The south facade has a single rectangular window opening with glass block set on a smooth cut stone sill. Two garage door openings face the alley on its east side, the openings have multi-paneled wood garage doors. The east facade is constructed of brick rather than stone. The roof has fiberglass shingles.

Forest Avenue, east side:

7241 Forest Avenue. L. Cosby Bernard, Sr. House, Tudor Revival, 1931. Contributing  
L. Cosby Bernard, Sr., Architect. (photos 0007, 0008)

The home is composed of several volumes with mostly high hipped roofs stepping down from a central two story section, including a large projecting hipped gabled end at the north end of the front facade. The house is constructed of a collage of brick, stone and stucco segmented by wood "half timber" trim. A variety of window types are present including some art glass and leaded glass in both diamond and square grille patterns. Copper guttering is located at the eaves and the roof is covered with fiberglass shingles.

The front facade is complex with varying heights, projections and materials. Beginning at the north end of the front (west) facade, a large two story hipped with large gabled dormer end projects significantly out from the main volume of the house. The walls are constructed of brick with rough cut stone trim at the corners and on each side of and below the large window opening. The window opening is considerably taller than the remaining first level windows and is composed of a grouping of four multi-paned leaded glass wood windows, with matching transom windows above, the center two transoms having art glass incorporated into their centers. A wide wood trim board terminates both the top of the window and brick/stone of the facade, above which is stucco finish segmented by vertical wood trim boards. Centered on this face is a single window opening with a pair of multi-paned leaded glass wood windows; this window extends through the hipped roof eave line to become a gabled wall dormer with wood shakes covering the gable face. To the right (south) of the hipped gabled end projection, on the front facade of the main volume of the house is located the front entry door, recessed into the main volume of the house and covered by the second level. It is accessed by a series of wide concrete steps. Above the entry, the material changes to a basket weave

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pattern alternating brick and stone units. Centered in this face is a small nine-paned leaded glass wood window with smooth stone sill. To the right of this is another slightly projecting hipped section about one and one-half stories in height. This projection is entirely covered in rough cut stone. It has a single, large circular wood window centered on its main level with rough stone forming a surround. The second level has a single arched window opening centered on its face with a pair of multi-paned leaded glass wood windows with transoms above in the low arch; art glass is located in the center of the upper half of the main pair of windows. The windows are set on a smooth limestone sill and have a segmented stone arch. South of this is a broad gabled projection one and one-half stories in height. The main level is a large screened opening supported by massive wood posts at each corner with heavy angled wood brackets supporting a single wood lintel supporting the upper level. The gable face is highly detailed with brick and stucco sections segmented by wood timbers set both vertically and angled. The bottom center of the gable face has an "x" pattern of wood timbers with brick infill. Above this is a single window opening with a pair of multi-paned leaded glass wood windows, cased by heavy wood timbers. The window lintel has a scallop pattern cut into the bottom which is repeated by the bottom edge of vertical wood siding that covers the remaining gable face above the window. To each side of the "x" and window are located heavy timbers angled upward that create alternating sections of brick laid at an angle and stucco finish. To the south of the screened porch, stepping back additionally from the main volume of the house is the side of the garage one and one-half stories tall, with roof shedding toward the front facade. A single window opening is centered on the main level of this face that is constructed of brick with stone corner trim. The opening has a pair of multi-paned wood windows set on a smooth limestone sill. The second level of this face has a hipped roof window dormer with a pair of multi-paned wood windows.

Two other facades have commanding presence to the street. The south facade is highly visible due to the curve in Forest Avenue. The south facade is dominated by the garage whose one and one-half story gabled end has two garage door openings flanked with rough cut stone piers on the main level. The doors are multi-paneled wood garage doors. The second level, or gable face matches the gable face over the screened porch, only slightly wider. The north facade fronts 172<sup>nd</sup> Place and is dominated by the large stone and brick chimney located in the west half of the facade. The main level walls are constructed in brick with rough cut stone trimming windows and corners. Window openings flank the large chimney with pairs of tall multi-paned leaded glass wood windows in each opening. These are topped with matching transoms above. The large chimney has a rough-cut stone base to the first/second level line where the chimney steps in with a smooth, angled stone cap above which the chimney is constructed of brick in a basket-weave pattern. The chimney steps in again at the eave line with a smooth, angled stone cap. Above the eave line the chimney has two main rectangular volumes connected by a recessed section, all in brick and corbelled out at the top.

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It is terminated by three clay chimney pots. The east half of the north facade has a single window opening with a bank of three multi-paned leaded glass wood windows with matching transoms above. The second level of the north facade is finished with stucco separated into sections by wide wood trim set vertically. There are three hipped roof wall dormers that break the eave line, one west of the chimney and two east of the chimney. Each have a pair of multi-paned wood windows, but the center window has a diamond grille pattern in leaded glass.

7245 Forest Avenue. House, Tudor Revival, ca. 1929. Contributing (photo 0009)

The mostly rectangular two story house plan has rough-cut stone walls laid in random coursing with some brick trim on the main level and stucco sectioned by wood trim on the second level. The windows are mostly multi-paned leaded glass wood windows. The hipped roof has a high pitch and is covered with slate tile in tones of brown, purple and green and has copper guttering on its narrow eaves.

The front facade is arranged fairly formally and dominated by a multi-sided two story integrated entry tower covered in stucco finish. The tower is just right of center (south) with the entry door facing southwest. The door opening has a round arched top with a curved decorative copper canopy above. To the right of the door on the tower is a small wood window trimmed with wood casings. On the second level of the tower, directly above the door is a single window with arched wood window head breaking the eave line. The window is a diamond patterned multi-paned leaded glass wood window. Two other matching windows with flat wood window heads are located on tower sides to the left (north) of the entry side. The windows step down on the facade as they are located on each side north of the entry side. The tower roof is capped by a decorative copper weather vane/finial with the figure of a horse. North of the entry tower a hipped gable projects slightly forward from the main volume of the house. The walls are constructed in rough cut stone on both levels. The main level has three equally spaced tall, narrow window openings with rough cut stone jack arches and rough cut stone sills. The openings have single, multi-paned leaded glass wood windows. The second level has a single window opening with a rough cut stone sill and smooth carved limestone window head with ogee arched top and keystone. The window extends through the eave line. To the north (left) of this hipped gable projection, at the facade of the main volume of the house the main level walls are constructed of rough-cut stone with brick trimmed corners. Two octagonal window openings are equally spaced across the main level of this face. The openings are trimmed with stone and have a nine-pane wood window in them. The main level facade stone is terminated with a wide piece of wood trim that creates the second story level jetty. Heavy wood corbels are located on this wood trim to support the overhanging above. The second level is constructed of stucco finish between vertical wood trim boards aligned with the brackets supporting the overhang. The outside stucco sections

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have a single trim board angled upward. Two hipped roof window dormers are spaced equally on the second level face, extending through the eave line. Each opening has a pair of multi-paned leaded glass wood windows. The windows are cased by the vertical wood trim and wood sills. Right (south) of the entry tower on the front facade the main level walls are constructed of rough-cut stone with brick trim at the corner. A single, wide window opening is located in the center of this face. It has a rough-cut stone jack arch and rough-cut stone sill. The opening has a bank of four multi-paned leaded glass wood windows with matching transoms above. At the top of the jack arch is located a wide wood trim board again separating the first and second levels. The second level projects out over the first level and has heavy wood brackets supporting the overhang. The second level is constructed of stucco finish sectioned by vertical wood trim boards aligned with the brackets below; the outside stucco sections having a single wood trim board angled upward. Two narrow hipped roof window dormers are equally spaced across the second level face. Each opening has a single multi-paned leaded glass wood window cased by the vertical wood trim boards and wood sill, and extends through the eave line.

The north and south facades are similar. The north facade has rough-cut stone walls on the main level with brick trimmed corners. Projecting above on heavy wood brackets is stucco sectioned by vertical wood trim boards. It has a single garage door opening with a stone jack arch and vertical wood plank door on its west side. Immediately east of the garage opening is a wide projecting stone chimney with a brick field in the stone of the second level and switching to all brick above the eave line. It is topped by two clay chimney pots, one set higher than the other. East of the chimney on the main level is another octagonal window. The second level of the north facade has hipped roof window dormers extending through the eave line flanking the chimney. Each has a pair of multi-paned leaded glass wood windows. The south side matches the north side, including the chimney, but has no window or door openings.

7251 Forest Avenue. House, English Cottage, ca. 1927. Contributing (photo 0010)

The one and one-half story home has an intersecting gabled plan with additional gabled entry and attached garage on its north side. The main gabled leg is on the south end of the front facade. The house is constructed of random, rough-cut stone rather than more rectangular stone units, brick and some weatherboard and stucco. The windows are mostly multi-paned double-hung wood windows and the roof is covered with fiberglass shingles and there is copper guttering.

The front facade has two gable fronts extending from the north/south leg of the house. The main gable front is at the south end of the front facade and projects the furthest toward the street. It has stone main level walls with a large central opening composed of a bank of three window openings, each opening having a pair of 4/6 wood windows. The openings are cased by wide vertical wood

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trim boards and are set on a segmented stucco base, with wood trim boards angling upward in the outside sections. The second level, or gable face, is constructed of brick panels in a herringbone pattern, set at varying angles, separated by wide wood trim boards set vertically. A single window opening is located in the upper portion of the gable face and centered. It has a pair of eight-paned wood windows and is cased by the wide wood trim boards and wood sill. Above the window, in the remaining gable face, is located four brick fields separated by a single vertical trim board and two angled trim boards. North of the main projecting gable face, set back nearer the north/south leg of the house, is a second gable face, slightly shorter, and covered in stone. This is the entry gable face with a wide stone arch and keystone for the entry opening. The entry door is recessed in the masonry opening and has a round topped wood door. Centered above the entry opening, high on the gable face is a pair of short eight-paned wood windows set on a stone sill. North of the entry gable is a stone wall, open at the top between the roof eave and wall. This is a covered side porch. The attached garage is on the north side of the house with a wide garage door opening facing Forest Avenue and low hipped roof. The door is a metal door.

The south facade has a large stone chimney at its west end with stone water table approximately three feet above grade. The chimney has a slight taper on all four sides and is constructed entirely of stone. Flanking the chimney are single, narrow window openings set higher on the facade. They have eight-paned wood windows in each opening. The east end of the south facade has a gable face over an enclosed porch with a wood door and windows to each side. The gable face has weatherboard siding and a single multi-paned wood window centered in the upper portion of the gable face.

7255 Forest Avenue. House, English Cottage, ca. 1927. Contributing (photo 0011)

The one and one-half story home is constructed of brick walls with some rough-cut stone trim, particularly at all corners, in a basic L-shaped plan with the front projecting gable leg on the south end of the front facade. The windows are mostly multi-paned historic wood windows and the high-pitched roof is covered in fiberglass shingles.

The front facade is dominated by the projecting gabled leg of the ell plan, occupying the south half of the front facade. The main level of the projecting gable end has narrow window openings with smooth limestone sills on each side of a three sided projecting fireplace box. A single eight-pane wood window is located in each opening. The fireplace box's side walls angle back to the main facade and it has a slate tiled tall hipped roof extending nearly to the bottom of the gable face. Each corner of the firebox, as well as the front facade's main wall's corners have stacked rough-cut stone corners in a staggered, alternating pattern of large and small stones. The second level, or gable face, has two window openings with smooth cut stone sills and flush, heavy timber lintels. These flank a



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large chimney that is flush with the gable face, extending from the firebox below. The window openings have a single six-paned wood window. The chimney breaks the narrow rake line of the gable face and extends well above the gable's ridge. Three rough-cut stones are placed in the center of the chimney, at about the point where the rake line ends, and three smooth-faced stone diamonds are located above the rake line in a horizontal line on the chimney. It has a stone cap and two clay chimney pots, one shorter than the other. To the north of the projecting gable end, on the front facade of the north leg of the house, is located an arched entry approached through a low stone wall forming a terrace on the front of the house. The arched entry is trimmed with rough-cut stone laid randomly, with a keystone. Two narrow belt courses of stone extend north (left) from the entry's stone trim to additional stone trim around a circular window trimmed in rough-cut stone with keystone. The stone belt course continues to the north corner of the front facade, into the stone trim stacked on that corner. The entry door is slightly recessed and is an historic arched top wood door with a rectangular window in the top. The circular window opening has a circular wood window with multi-paned leaded glass. No dormers are located above the north leg of the house, above the entry.

On the west end of the south facade a three sided window bay exists with side walls angled back to the main facade, extending the full one and one half story height, with a segmented hipped roof tying it back to the main roof. The main level of the window bay has rough-cut stone corners and a window opening on each side with a tall, narrow 6/6 wood window set on a continuous smooth-cut limestone sill. A circular window opening trimmed in stone is in the second level of the bay, breaking the eave line to cause a curved top dormer. The opening has a circular wood window with multi-paned leaded glass. To the east of the window bay is located a single window opening with smooth-cut limestone sill and rough-cut stone jack arch with keystone. It has a single multi-paned wood window. Above this on the second level is a gabled window dormer breaking the eave line with a multi-paned wood window on smooth-cut limestone sill. The small gable face above the window has weatherboard siding.

Garage, ca. 1927. Contributing.

The single stall, gabled roof garage has weatherboard siding and fiberglass shingled roof. The gable end faces the alley where the single aluminum garage door is located.

7301 Forest Avenue. Contemporary, ca.1953. Non-contributing

The one and one-half story gabled roof house is constructed mostly of brick with some weatherboard siding and rough-cut stone. The roof is covered in fiberglass shingles. The front facade/entry faces the intersection of Forest Avenue and 173<sup>rd</sup> Street. The house has three parts that wrap the corner lot. The main part of the house, facing the intersection, has on its front facade

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the front entry at its southwest end with recessed stoop and a large bay window in its northeast end. Two small shed dormers are on the second level of the front facade. A gabled addition angles off the main house toward the south with wrapping windows at the south corner of the front facade. An attached garage by way of a breezeway is angled off of the main house toward the east. The garage has a gabled roof with gable end and wide garage door opening facing north, or 173<sup>rd</sup> Street.

7315 Forest Avenue. Contemporary, 1966. Non-contributing

The single story brick ranch house is designed in a "T" plan with the front extending leg of the T toward Forest Avenue and the intersecting leg of the T perpendicular with Forest Avenue. The leg extending toward Forest is primarily the attached garage with a garage door on each side of an entry door on its west (front) facade. This leg has a fiberglass shingled mansard roof that intersects a fiberglass shingled hipped roof over the main part of the house behind. Brick walls extend off the north and south sides of the garage front facade, providing privacy to an entry on the south side of the garage, on the main house.

7325 Forest Avenue. English Cottage, ca.1928. Contributing. (photo 0027)

The one and one-half story house is constructed entirely of brick with some stone detailing and stucco finish on its shed dormer. The house has a steeply pitched gabled roof perpendicular to Forest Avenue, with a steeply pitched entry gable at the north end of its front facade. The roof is covered in fiberglass shingles and has flared eave lines.

The front facade's entry gable end has a recessed front entry door with large smooth-cut limestone blocks set between courses of brick for a door surround. The top of the surround has a narrow smooth limestone arch with a carved stone shield in a square block above. The entry door is an historic wood door with two panels and a top window with multi-paned leaded glass in a diamond grille pattern. Flanking the recessed entry are single four-paned wood windows with amber colored art glass set on brick rowlock sills. Carved stone blocks create corbels at the bottom corners of the gable face. The entry gable face has a single narrow window opening centered near the top of the gable's face. The opening has a six-paned wood window with amber colored art glass set on a brick rowlock sill. A partial basket-weave brick pattern is located near the top of the window opening, on each side. Above the window the pattern is followed by another brick pattern with ends of bricks projecting from the standard brick coursing. The south half of the front facade, south of the entry gable, has a single masonry window opening centered on its main level face. The opening has a bank of five six-paned wood windows with two-paned transoms above, set on a brick rowlock sill. Decorative wood shutters flank the opening. A shed window dormer is centered above in the roof, covered with stucco finish. The dormer has three window openings spaced

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equally across its face. Each opening has a single six-paned wood window with a two-paned transom above. The windows are set on wood sills and no window trim/casings.

The south facade has a large brick chimney on its west half, that steps in slightly with stone caps. The east half of the main level has a single window opening, followed by a single narrow window opening centered on the second level and a narrow vented opening in the high gable face/attic. Brick detailing matches the front entry gable, except for the basket-weave pattern, on both the north and south facades.

**Garage, ca.1928. Contributing**

A gabled-roof two stall garage is located at the northeast corner of the property with garage doors/gable end facing Forest Avenue. The garage is constructed of brick matching the main house with stucco finish and vented opening centered below the ridge in its gable face. The roof is covered in fiberglass shingles.

**7331 Forest Avenue. Contemporary, ca.1953. Non-contributing**

The single story brick and stone ashlar ranch house sits well off the road with an attached garage on its north end and front entry facing west and the cul-de-sac terminating Forest Avenue. The house has a fiberglass shingled multi-hipped roof. The front (west) facade has the attached brick garage at its north end, set well back from the front of the house followed by a brick section stepped back from the main front facade; it has a three-sided bay window centered in its face. South of this section the main facade steps forward and is covered in stone ashlars with a massive stone chimney centered in its face with pairs of windows in the same masonry opening flanking the chimney. South of this face is located a recessed front entry accessed by steps with vertical wood siding around the front door. South of the recessed entry a projecting section of the house steps well out beyond the line of the main front facade. It is covered in brick with a single window opening on its south side.

Forest Avenue, west side (note these homes are set amply back from the street):

**7240 Forest Avenue. House, Colonial Revival, ca. 1937. Contributing (photo 0012)**

L. Cosby Bernard, Sr., Architect.

The all brick house has a main two story volume with gabled roof, gable ends facing north and south, and narrow eave line. A single story, flat-roofed enclosed porch is centered on the north side of the house with corner brick piers and banks of 6/6 wood windows. A simple wood railing is located around the perimeter of the rooftop. A small single story projection is centered on the south side of the house, with a flat roof and small window openings. Centered on both the north

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and south facades are brick chimneys, stepped out slightly from the facade of the house and extending above the main ridge line. The roof is covered in fiberglass shingles.

The front facade is symmetrically arranged with the entry door opening in the center of the facade with a semi-elliptical arch composed of two courses laid in sailor coursing. The entry door is a six panel wood door with no windows, but flanking four pane side-lites and a sunburst pattern transom above. To each side of the door, centered between the door and ends of the facade, are located three sided window bays set on brick bases. The window bays have a large, fixed multi-paned wood window in the front wall and 6/6 wood windows on each of the angled return walls. The bays have hemmed copper roofing flashed to the main facade with step flashing. The second level of the front facade has five windows, a smaller one centered above the entry door and two centered above each of the window bays. The windows are 6/6 wood windows set on smooth limestone sills with flanking shutters. The stone sills are aligned with a continuous band of soldier coursing.

7248 Forest Avenue. Julius H. Meyn House, Colonial Revival, ca.1952. Contributing (photo 0013) The one and one-half story home has a gabled-roof with gable ends facing north and south, and a flat-roofed double-stall garage angled northeast on the north end of the front facade. The house has brick walls with smooth-cut limestone sills under multi-paned wood windows. The medium-sloped roof creates an overhang for a front porch extending across the entire front facade from the angled garage projection to the south end of the house. The roof is constructed of wood shingles, except for gabled window dormers whose roofs have fiberglass shingles.

The front facade has an open porch supported with pairs of square wood columns with an arched wood lintel between each pair. The south half of the front facade has a wide three-side window bay with side wall angled back to the main facade. It has large multi-paned windows in each side. The front entry door is north of the window bay and has a multi-paned full window and equally sized side-lite. North of the entry door is short rectangular window opening with multi-paned wood window. The garage projection has a wide garage door opening facing southeast. The second level of the front facade has three equally spaced gabled window dormers centered with the porch. The dormers are covered in weatherboard siding. The outside two have a single 8/8 wood window with flanking shutters. The center gabled window dormer is slightly recessed into the roof and has a pair of 8/8 wood windows and no shutters. Another gabled window dormer is located at the north end of the main house volume and has a single 8/8 wood window.

The south facade has a tall window opening center on the main level with a 9/9 wood window on a smooth-cut limestone sill. Immediately west of this window is a shorter window opening with an 8/8 wood window. Both have attached shutters. In the gable face of the south facade is a single

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window opening on a limestone sill with a pair of 8/8 wood windows, with the west window centered in the gable. Immediately west of this pair is a single 8/8 wood window.

7258 Forest Avenue. House, Tudor Revival, ca.1925. Contributing (photo 0014, 0015)

The two and one-half story house is constructed of brick walls on its first level and stucco sectioned by wide wood trim boards on its second and half levels. The brick is laid in a staggered pattern rather than a flush plane to create a shadowing effect, and brick rowlock sills where window openings occur. Copper guttering is located along the narrow wood eaves and the roof is covered in a mottled purple, green and brown slate tile. The house is a basic "L" plan, but the front projecting gabled-leg faces north with side-leg extending west. The front facade faces north off of a private driveway, while the east side facade faces Forest Avenue.

The front (north) facade's east half has the two and one-half story gabled projection dominating the facade. The main level has brick walls with a narrow single story, shed roofed projection from about the middle of the gabled end to its west corner. This projection has a wood service door centered on its face and a short rectangular wood window with multi-paned leaded glass in an elongated hexagonal pattern. To the east of this projection is a single window opening centered on the remaining face with a pair of multi-paned leaded glass windows in an elongated hexagonal pattern. The second level of the projecting gable end of the north facade is covered in stucco sectioned by wide wood trim boards, mostly vertical but with a horizontal board at the base of top (bottom of gable face) of a pair of windows in the east half its face. The facade also has a pair of tall multi-paned leaded glass windows in the elongated hexagonal pattern centered with the projection below and beginning at the top of the shed roof. In the east half of this face is located a pair of windows set higher in elevation from the other described windows, in a single opening. These windows are multi-paned leaded glass in a rectangular pattern. The gable face has a pair of windows centered in it with a vertical trim board creating their separation. The windows are multi-paned leaded glass in a diamond pattern. A pair of trim boards angle sharply upward creating additional division of the stucco, from the base of the gable face outward and are tied to wood purlins extending out slightly from the wood rake.

Continuing west on the front (north) facade of the west leg of the house is a single story gabled entry projection in brick with a rough-cut stone trimmed archway leading to the recessed entry door. The gable face of the entry projection is stucco section with wide wood trim boards, a pair of which arc upward and outward to the rake trim. The base of the gable face has a wood bracketed wood lintel above the masonry archway. To the east of the entry projection is a pair of multi-paned leaded glass windows in an elongated hexagonal pattern. Rising through the roof, just west of the entry projection's gabled roof, is a large brick chimney with smooth-cut limestone caps where the chimney

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tapers inward, and carved limestone cap and chimney pots at the top of the chimney. The second level of the west leg is covered in stucco sectioned by wide wood trim boards vertically, but has no window openings.

The east facade facing Forest Avenue has a symmetrical configuration with asymmetrically arranged window openings. The main level has four window openings. A pair of multi-paned diamond patterned leaded glass windows is located immediately north of center of the facade in the same masonry opening. North of this pair of window is a shorter pair of rectangular patterned leaded glass windows in a single opening. The south half of the east facade has a shorter pair of rectangular patterned leaded glass windows in a single opening immediately south of center on the facade. At the south end of the facade's main level are located another pair of rectangular patterned leaded glass windows in a single masonry opening. The second level of the east facade has a symmetrically designed stucco/wood trim pattern with trim boards being installed vertically with a single horizontal board midway on the second level and an "x" pattern below a window opening on the north half, being repeated on the south half, but no window existing. The window opening in the north half has a pair of rectangular patterned leaded glass windows that extend through the eave line with a wide wood trim board lintel above. Immediately north of center on the second level is a narrow diamond patterned leaded glass window. At the center of the east facade is a half-story gabled dormer with ridge line equaling the height of the main ridge of the house. The gabled dormer breaks the eave line and continues the sectioned stucco pattern but with a slight "s" trim board angled upward and outward from each side of the center to the base of the gable face. Within the gable face is located a pair of rectangular patterned leaded glass windows separated vertically by a continuous wide trim board. A tall narrow, square brick chimney extends through the roof along the north face of the gabled dormer.

The south facade's dominate feature is the continuation of the north/south gable leg with a three-sided window bay with angled sides at the center of the main level of the gable face. The window bay has a brick base and high pitched hipped roof that has a slightly concave form, covered in slate tile. The windows have wood casings and frames but no grille work. Centered at the top of the window bay roof is a pair of rectangular patterned leaded glass windows. Centered in the half-story gable face is a pair of diamond patterned leaded glass windows.

Garage, ca.1925. Contributing.

Matching the style of the house, a garage is located nearer the front of the property, off of the drive. The small rectangular building has brick walls and a gabled roof, with the gable ends facing east and west. The gable walls are finished in stucco, segmented with vertical and angled wood trim boards. A single door opening is located on the south facade, near the west end. A single, small

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rectangular window opening is located on the east facade with a pair of six paned wood casement windows set on a smooth stone sill. The north facade is dominated by a brick chimney that extends through the roof. The west facade has the garage door opening. The roof is constructed of slate tile and copper gutters are located at the eaves.

N/A Forest Avenue. Utilities Building, ca. 1930. Contributing (photo 0019)

The building is a small square footprint with low pyramidal roof with fiberglass shingles. The walls are molded concrete block set on a high concrete block base. A pair of metal doors is located on the south side of the front facade facing Forest Avenue. The entry is accessed by a series of concrete steps.

7306 Forest Avenue. House, Tudor Revival, ca. 1928. Contributing (photo 0016)

L. Cosby Bernard, Sr., Architect.

The two story house is essentially "L" shaped in plan with the front facing gabled end at the north end of the house, and a long south leg that presents the main volume of the house. A one and one-half story wide entry gable is to the immediate south of the front projecting gabled end and dominates the front facade. The house is constructed entirely of a light brown brick with rough-cut stone trim in an alternating large/small pattern at corners and forming jack arched window hoods with keystones. Window openings have smooth-cut limestone sills. The large chimney on the front facade is also constructed entirely of rough-cut stone laid in alternating courses of short and tall stones. The steeply pitched roof is covered in slate tile in varied colors of green, purple and grey with copper guttering at its narrow eaves.

The north end of the front facade is the projecting gabled-end. The face of this gabled end is arranged symmetrically with window openings. Two basement window openings are filled in with glass block and have a continuous jack arch across both tops, though the openings are separated by brick. The main level of the gabled end has a single, centered window opening with a bank of three windows, each a narrow ten-paned wood window. The second level of the gabled end has a single, centered window opening with a pair of ten-paned wood windows. A single window opening is located in the attic/gable face. It is a single six-paned wood window centered in the gable face with no stone jack arch, only a smooth stone sill. To the south of the projecting gabled-end, and partially covering its south end, is the wide gabled entry. The entry door is located north of center of the main level face. The door opening has a smooth-cut limestone label lintel surround with alternating wide and narrow stones on each side and a carved stone door hood with Tudor-arched top opening, with carving above and a flat-topped stone label lintel hood above. The door is an historic wood door with top to match the masonry opening and a pair of art glass windows at the top. To the south of the entry door is a short window opening with a diamond-grilled wood

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window. In the center of the entry gable's face is a single masonry opening with a bank of three eight-paned wood windows.

Immediately south of the projecting entry gable, on the main level, is a window bay with shed roof having the entry gable and chimney forming its north and south walls respectively. The window bay has a brick base and a bank of three ten-paned wood windows set on a continuous limestone sill. The bay's shed roof ties into the main facade, just below the eave of the entry gable's south wall. Centered above the window bay is a single eight-paned wood window with wood window head just below the eave line. Immediately south of the window bay, forming its south wall, is a large stone chimney that tapers gradually from about the elevation of the bottom of the main level windows to the eave line of the main facade's roof. The chimney continues through and breaking the eave line, becoming deeper and extends to a height about equal to the main roof's ridge line. Some stone trim continues from the chimney onto the plane of the main facade, staggered upward with the chimney's taper. North of the chimney, on the main level, is a masonry opening with a bank of three ten-paned wood windows. Centered above this on the second level is a single masonry opening with a pair of ten-paned wood windows with a wood window head just below the eave line.

The north facade is recognized in three parts by an attached garage, one and one-half stories in height at the west end, an intersecting gable face from the south leg of the house in its center and the east leg (front facing gabled end) at its east end. The garage has two garage door openings with stone jack arches and multi-paned wood doors with the top row being windows. The garage roof line forms two peaks rather than a single gable peak with a single window opening centered below each, one longer than the other, with stone sills. Centered below the intersecting gable face is a slight projection on the first level with a steeply pitched shed roof with two groupings of windows. The second level below the intersecting gable face has a pair of windows centered with the gable and a single window is located in the attic/gable face, but without a jack arch. The east end of the north facade has a single masonry window opening on the main level with a pair of ten-paned wood windows. The second level of the east end has a single opening centered above the pair below with a single ten-paned wood window. A shorter opening is to the west of ten-paned window and it has a pair of six-paned wood window in it. Both windows have limestone sills and wood window heads, just below the eave line.

The south facade is the south face of the south leg of the house and it is arranged symmetrically. A single window opening is centered on the main level and it has a bank of three ten-paned wood windows. Directly above these on the second level is another bank of three ten-paned wood windows. Centered in the attic/gable face is a single six-paned wood window with stone sill, but no jack arch.



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7326 Forest Avenue. E. C. Minas, Sr. House, Tudor Revival, 1930. (photo 0017, 0018)

L. Cosby Bernard, Sr., Architect.

The two story house is mostly rectangular with a gabled roof; the gables facing north and south. It has a two story entry gable projecting from the main facade of the house and massive stone chimney. The house steps back and down to a one and one-half story structure at its north end with attached garage structure. The house has an imposing appearance, constructed entirely of chiseled stone block in some alternating tall and narrower stone unit coursing. The windows are set deeply into their masonry openings and are all multi-paned wood windows. The roof is covered in a dark brownish/red clay tile.

The front facade's projecting entry gable is located just north of center on the main house, with its ridge line falling just below the main ridge line of the house. The entry's masonry opening is located just north of center of the gable face and is trimmed by large smooth cut limestone blocks in alternating widths. The stone door hood has a Tudor arch top, with carving above and a flat-topped stone label lintel hood above. A fanciful bronze crowned light is held by two projecting bronze arms above the doorway. The entry door is slightly recessed and is a wood six paneled door with the top half constructed of a multi-paned window. In the south half of the entry gable is located a tall masonry opening divided into two parts horizontally and three parts vertically. The three vertical divisions are tall, narrow gothic arched windows with leaded art glass, separated by limestone piers. The horizontal division is smooth limestone block at about the division between the main and second levels. The grouping of gothic arched windows has a single low-sprung pointed Tudor arch hood with flat label lintel above. A stone finial is located at the top of the gable face, extending through and breaking the rake line at the ridge. To the north of the entry gable, at the main level is a grouping of three short windows separated by stone piers. The windows have leaded art glass. Above this grouping, on the second level is a gabled window dormer that extends through and breaks the eave line. The dormer has a pair of eight-paned wood windows set on a stone sill with a slightly projecting carved label lintel hood.

The remaining front facade south of the entry gable is arranged symmetrically with the massive stone chimney centered on its face. The chimney steps in between the main and second levels and continues upward, breaking the eave line before it steps in again with a smooth-cut limestone tapered cap around its perimeter. From the cap up the chimney is constructed of smooth limestone block in two sections, joined in the center. The two sections are joined together at the top by a large stone cornice and are capped with three clay chimney pots with the center being slightly taller than the outside two. On each side of the chimney, at the main level is a single masonry opening with a bank of three eight-paned wood windows topped with a four-paned transom set on a stone sill with a carved, flat-top stone hood. Above this the second level steps out slightly with stone block

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bracketing below the projection. Centered above the masonry opening on the main level is a gabled window dormer that extends through and breaks the eave line. The dormer has a pair of eight-paned wood windows set on a stone sill with a slightly projecting carved stone hood.

The one and one-half story extension set back from the main facade at the north end has a gable front facing Forest Avenue on its south end with service door at a recessed stoop on the main level and two windows in the gable face, one slightly higher in elevation than the other. These windows are six-paned wood windows set on stone sills with carved flat-topped stone hoods. A stone finial is located at the top of the gable face, breaking the rake line and extending above the ridge. Just north of the recessed stoop is a single masonry window opening with a pair of six-paned wood windows set on a stone sill with a carved flat-top stone hood. Centered on the roof, north of the gable face is a gabled window dormer with a pair of six-paned wood windows. The north facade of this extension has two garage door openings.

The south facade of the house has a tall, narrow appearance with a single masonry opening with a bank of three eight-paned wood windows topped with a four-paned transom set on a stone sill with a carved, flat-top stone hood. Above this the second level steps out slightly with stone block bracketing below the projection. Centered above the masonry opening on the main level is another single masonry opening with a bank of three eight-paned wood windows set on a stone sill with a carved flat-top stone hood. A small window is located in the attic/gable face and is set on a stone sill. A stone finial tops the gable face, breaking the rake line and extending above the ridge. On the southwest corner of the south facade is located a single story sunroom constructed of smooth-cut limestone block with carved stone arched openings set on multi-sided stone piers. A tall stone parapet rises above the flat roof.

7332 Forest Avenue. Contemporary, 1954. Non-Contributing.

The house is a single story contemporary ranch constructed of all brick walls with a gabled roof. The house is constructed perpendicular to the street with an intersecting gable at the west end of the house, which is the attached garage with garage door facing east. The front (north) facade has a low, intersecting gable at its east end and a recessed stoop/entry just east of center on the facade. The Forest Avenue facade has a secondary gable end, offset and lower to the south with three equally spaced windows across its face.

State Line Avenue, east side:

7243 State Line Avenue. House, Tudor Revival. 1925. Contributing. (photo 0029)

This residence is well concealed from the street because of its location off of a winding drive at the

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end of State Line Avenue and near the Little Calumet River. The one and one-half story house has its main level walls constructed in brick in an English bond and second level walls are stucco sectioned by wide wood trim boards. A double-gabled roof runs parallel with the front facade and is covered in slate tile with copper gutters at its eaves. An enclosed single story brick porch is on the southwest facade and an addition, mostly period, is located on the east half of the northeast facade.

The main level of the front (northwest) facade has an open porch with an entry gabled roof on its northern third. The porch has high brick walls on each side and heavy timber posts supporting the roof. The entry to the porch has heavy timbers curved to an arch and segmented stucco in the gable face with wood corbel table at its base. Turned wood spindles form a screen between the top of the entry porch walls and the roof above. The entry door has no decorative surround, but is an historic four-panel wood door on large, decorative black iron hinges. South of the entry door, outside of the covered porch and centered on the main level facade is a single masonry opening with two pairs of eight-paned wood windows with a four-paned transom above each pair of windows. The windows are set on a wood sill and extend to the base of the stucco finished second level above. No other openings are located on the main level front facade. The second level front facade has a large gabled dormer breaking the eave line. Centered in the gabled dormer face is a bank of three eight-paned wood windows. The second level stucco finish is sectioned vertically by wide wood trim boards with a single horizontal board at the base of the windows and an angled board extending from the bottom of the south rake board down and angled boards projecting out from the center of the second level windows. Rake boards on the entry porch and gabled dormer are scalloped with slits cut out of the arcs.

The southwest facade has an enclosed porch on its main level with low brick base and hipped slate-tiled roof. The porch has large wood posts at its corners and openings filled in with multi-paned windows. The northeast facade has two small window openings set high on the main level facade, one slightly wider centered with the westernmost gable above and another narrower opening to the west of it. Both have multi-paned windows. A door is located east of the center opening. The second level has two gable faces covered in stucco and sectioned by vertical trim boards and two equally spaced horizontal boards. The easternmost gable face is mostly covered by the addition on the facades east half. The front facade of the addition has a wide masonry opening with a pair of sliding doors, possibly in a former garage door opening, on its north half and a smaller masonry opening with paneled wood infill on its south half. A half story on the addition projects slightly and is covered in stucco sectioned by trim boards. The roof of the addition is a low mansard with a center front facing window opening with picture window flanked by a pair of 1/1 windows.

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**8. Statement of Significance**

The Forest-Ivanhoe Residential Historic District is eligible for inclusion in the National Register of Historic Places under criterion A for its representation of the broader pattern of suburban development in the United States and in particular, in Lake County, Indiana; under criterion B since it contains the home of architect L. Cosby Bernard, Sr.; and under criterion C due to the district's architecture, much of which was designed by Bernard, that embodies the distinctive characteristics of American interwar housing. The property qualifies under the Areas of Significance for Architecture and Community Planning & Development. The period of significance is 1925 through 1952. The period represents the approximate construction dates of the first and last contributing properties in the district. A few properties post-date the period of significance but are considered non-contributing in this application, due in large part to their date and therefore non-conformity with the two dominant styles found: Tudor Revival and Colonial Revival (and their associated forms). The district also meets the registration requirements for inclusion under the "Historic Residential Suburbs in the United States, 1830-1960" Multiple Property Documentation form.

History of Hammond's Development

Located in the far northwestern corner of the state, on the south shore of Lake Michigan, Hammond became not only a critical crossroads but also an important industrial center. In 1869 the G. H. Hammond Company, a packing house, was established near the state line near the Grand Calumet River, beginning Hammond's industrial movement.<sup>1</sup> The area continued to develop and in 1883 the name Hammond was chosen when the community was incorporated.<sup>2</sup> As a shipping port with extensive railroad yards the industrial development of Hammond exploded along with its population. Relative prosperity lasted well into the 1920's when the Forest Avenue residential areas developed, including the affluent Ivanhoe District at its southernmost end near the Little Calumet River.

Fueling a great deal of this growth was the city's proximity to Chicago, whose downtown was only thirty miles away. As Chicago rapidly grew and land became scarce and expensive, industry sought less expensive locations away from the city, but still connected. The web of rail lines through Hammond and the city's ability to annex land north to the Lake Michigan shore provided ample land ripe for development. Shortly after the devastating fire at the Hammond Packing Plant, key businessmen organized in 1903 to form Gostlin, Meyn, & Co. to provide "panoply of inducements,

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<sup>1</sup> "Hammond, Indiana" [villageprofile.com](http://villageprofile.com)

<sup>2</sup> Ibid.

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land and loans for prospective industrial residents”.<sup>3</sup> The company achieved great success and shaped both Hammond’s industrial and residential development for the following twenty-five years. Hammond’s realtors and developers organized in 1921 forming the Hammond Real Estate Board and were also actively involved in civic affairs and marketing the city.

Residential districts began developing south of Hammond’s downtown away from industrial development. Most notably was the Harrison Park area developed in 1898 as an early addition to the city, straddling Hohman Avenue. In 1904, a special edition of the *Hammond Daily News* carried this comment: “as a suburban residence town Hammond will also have a great future. Citizens will learn to secure pleasant homes as they must leave city center and build homes to the south and east”.<sup>4</sup>

Residential development to the south was aided by the creation of a streetcar line that carried residents up Hohman Avenue to the downtown commercial areas. In 1892, the Hammond Electric Railway Co. formed and laid two miles of track along Hohman, but the cost of doing such and the panic of 1893 forced the operation into bankruptcy. The facilities were purchased a year later by a new consortium and renamed the Hammond, Whiting, and East Chicago Railway Co. In 1896, the South Chicago City Railway bought into the operation and it became known as the “Green Line”.<sup>5</sup> Hammond enjoyed the steady growth the Green Line brought as thousands from Calumet City, East Chicago and the country towns of Highland and Munster, accessed from the Hohman Avenue line. The line connected people to downtown Hammond and ultimately Chicago. The streetcar had stops along Hohman Avenue, providing easy transport to the residents in the suburban neighborhoods. With the advent of busses and the increasingly affordability of the automobile the streetcar used declined and the last ran on the Green Line in 1937.<sup>6</sup>

Understanding the need for additional land for development, the City of Hammond in 1911 annexed all remaining unincorporated areas in North Township. This included all of the land south to the Little Calumet River and west to the state line, an area known as Hessville and Saxony. These areas proved invaluable to the city’s residential development; however, the annexation was bound by litigation from residents of Hessville for a number of years until in 1923, when Hammond succeeded in its suit.<sup>7</sup> The Saxony area would include the impressive Forest Avenue residential districts with the Forest-Ivanhoe District at its southernmost end.

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<sup>3</sup> Trusty, Lance. Page 71

<sup>4</sup> *Hammond Daily News* 1906, reprint. Page 37

<sup>5</sup> Trusty, Lance. Pg. 28

<sup>6</sup> Hammond Indiana Bicentennial Yearbook. Page 136

<sup>7</sup> Trusty, Lance. Page 72

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A few residential developers were active in the area immediately following the 1923 decision to uphold Hammond's annexation of the land south to the Little Calumet River. Roscoe Woods formed a partnership with future mayor Frank Martin called Woods, Martin & Co. and began a development in the southwest corner of 165<sup>th</sup> Street and Calumet Avenue called Madison Terrace, with Jackson Terrace following. They also developed the exclusive Woodmar residential area in 1923 in the city's southeast side with their sales brochures showing the development as virgin wilderness. It is regarded as a "model of city planning". Hammond is said to owe much to Woods for being a pioneer of city planning.<sup>8</sup> The real estate firm of Gostlin, Meyn & Weiss developed other parts of the Hessville area. Other developments followed down the west side of the city along the state line clear to the Little Calumet River, where Forest-Ivanhoe is located. Active in this area was Frank J. Wachewicz, a builder/realtor who created Glendale Park (north of the Saxony area) and other similar developments in Calumet City, across the state line.<sup>9</sup>

These residential areas mark the City of Hammond in a unique way. A reflection during the city's centennial celebration in 1951 states that despite the city's heavy industrial aspects:

Hammond is a city of homes, at the south end of the city particularly in a place bounded by the Little Calumet River between Calumet Avenue and State Line there are scores of fine homes bordered by leisurely sweeps of lawn. Many of the streets are winding and the unfenced lawns and well preserved native trees lend a park-like effect (to the developments).<sup>10</sup>

Construction of residential homes, which was one of the strongest factors of Hammond's growth, slowed after 1926 despite the need; the city continued to expand until the Great Depression. Hammond was regarded as a bedroom community for the thousands working in the heavy industrial plants of East Chicago, Whiting, and Gary. High prices for residential construction were pricing out the average home buyer.<sup>11</sup> Residential building did not resume in any measurable way again until after World War II.

The Forest-Ivanhoe District appears to date slightly later in its platting than the developments to its north. Once annexation was finalized in 1923, the areas extending south of Harrison Park to Roselawn, immediately north of Forest-Ivanhoe, were platted. Forest Ivanhoe's earliest home was constructed in 1925, two years after annexation. The Forest-Ivanhoe Residential Historic District

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<sup>8</sup> Waywood, Mark. Page 112

<sup>9</sup> Hammond Indiana American Bicentennial Yearbook. Page 110

<sup>10</sup> Hammond Centennial

<sup>11</sup> Hammond Indiana American Bicentennial Yearbook. Page 120

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also was developed in a pattern that broke the more rectilinear urban street grid found north of the district along Forest Avenue and east of the district, east of Hohman. Not only was special emphasis given in platting curvilinear streets, but also in developing a more natural aesthetic with deeper front lawns, the preservation of natural vegetation and incorporating landscape plans that invoke a feeling of aged development. This development pattern may be in part to the proximity of the Little Calumet River at the district's west boundary.

The area attracted some of Hammond's more affluent residents to build their homes in the district, several calling upon the city's leading architect for their designs. Due to this, not only does the scale of the residences change from surrounding neighborhoods, but also the level of craftsmanship and detail that are evident also set the Forest-Ivanhoe area apart. Due to the short period of significance and influence of architect, L. Cosby Bernard, the contributing residences are exclusive to two styles, or their close relatives. This also sets the district apart from surrounding neighborhoods.

Leading businessmen constructed their homes in the district; probably most notable was Edward C. Minas, Sr., the owner of a large department store in downtown Hammond. His stately residence is located at 7326 Forest Avenue (photo 0017-0018); his son E. C., Jr. built next door at 7306. L. Cosby Bernard, a leading architect in Hammond during this time, also constructed his home in the district as well as designing a number of other homes. Post-war development continued the prosperity of the city as is evident in the second phase of residential development within the district.

Architectural Styles

*Tudor Revival & English Cottage form*

The earliest and dominant style found in the Forest-Ivanhoe District is the Tudor Revival style and its closely associated later form, the English Cottage. The first house established in the district was in about 1925 at 7258 Forest Avenue (photos 0014-0015). The house is accessed by a winding drive by its independent garage in matching style, with front door facing north rather than Forest Avenue. The large residence has many of the intrinsic qualities of the Tudor Revival style including second level walls finished in stucco sectioned by wide wood trim boards painted dark brown, mostly in vertical and horizontal sections, but also with some angled and "x" sections. Also conveying the Tudor style are leaded glass windows in varying diamond and elongated hexagonal patterns, slate tile roofing and the general asymmetrical appearance of the house with high pitched gabled roofs.

Other Tudor Revival homes incorporating the use of stucco sectioned by wood trim boards include the Bernard House at 7241 Forest Avenue (photos 0007-0008), the houses at 7245 and 7251 Forest (photos 0009-0010) and 7243 State Line Avenue (photo 0029). The later English Cottage at 20

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172<sup>nd</sup> Place (photo 0001) incorporates this technique in a slightly less stylized way. Stucco is also used as a finish for dormers and second levels at 52 172<sup>nd</sup> Place and 7325 Forest Avenue (photos 0004 & 0027). The use of diamond grided leaded glass windows can also be found in windows at 7241, 7245, 7306 and 7326 Forest Avenue. Slate tile roofs can also be found at 7245, 7255 and 7306 Forest Avenue and a fired clay tile roof is on the Minas House at 7326 Forest Avenue. The Minas House, while still asymmetrical in its appearance, is clearly the most refined and stately of the Tudor styled homes of the district. (photos 0017-0018)

An array of well-crafted uses of a variety of masonry material is found on the Tudor and English Cottage styled homes in the district. Varying the brick coursing vertically provides interesting shadow lines on the main level of the house at 7258 Forest Avenue (photo 0015), as does the projecting brick in the gable faces at 7325 Forest (photo 0027). A basket-weave brick pattern is found in the chimney at 7241 Forest (photo 0008) and in the gable face of 7325 Forest (photo 0015). The herringbone pattern is employed in the gable face, sectioned by wood trim boards, at 7251 Forest Avenue (photo 0010). On nearly every Tudor or English Cottage styled home rough-cut stone is used to trim door and window surrounds, chimneys, or to highlight certain facades usually laid in random coursing. Some of the more skilled stone detailing is found at 7241 and 7251 Forest Avenue. A more random approach to stone use is found in belt coursing and window and door surrounds at 7255 Forest Avenue (photo 0011). Again, in keeping a more stately appearance, the Minas House at 7326 Forest Avenue is covered entirely of stone in a more refined execution including a considerable amount of carved, smooth stone for door and window surrounds and chimney detailing.

Some other noteworthy details on the Tudor styled homes in the district include the use of fired clay chimney pots at 7241, 7245, 7255, 7258, 7325 and 7326 Forest Avenue. An outstanding feature of the house at 7245 Forest Avenue (photo 0009) is its multi-sided entry tower and segmented, conical roof. The house at 7255 Forest Avenue (photo 0011) incorporates its chimney into (flush with) the forward facing gable end, rising high above the ridge line behind. At the base of the chimney a three-sided masonry firebox steps projects from the main level facade with a slate tiled roof. Two of the homes also have low stone walls leading to or defining their entrances, adding to the old world charm of the style. These can be found at 7241 and 7255 Forest Avenue. Decorative rake boards and porch spindles are located at 7243 State Line Ave. The last house in this style was constructed in the English Cottage form in about 1937 at 20 172<sup>nd</sup> Place (photo 0001) after a span of nine years from its most recent addition, about 1928, also in the English Cottage form, at 7325 Forest Avenue.



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*Colonial Revival & its Contemporary form*

The other style found in the district is the Colonial Revival style and its later contemporary Colonial Revival form developed through the 1940's and early 1950's. The first house constructed in this style in the district is the Peter Murphy House at 47 173<sup>rd</sup> Street in 1929 (photo 0006). Exemplifying the style with its stately two story, symmetrical appearance the house is constructed in rough-cut stone and a wood shake roof. The entrance is designed with a formal, carved stone surround with large stone hood carved in low-relief above. Also in keeping with the style are the arched window openings of the main level and window dormers on the second level with simple rectangular patterned window pane configuration. One of the most impressive features of this house are the pair of cylindrical brick chimneys extending up from the same chimney base on the west facade. The chimneys are capped by fired-clay chimney pots.

A period of about eight years passed before another home was constructed in the Colonial Revival style in the district, but after that the style became the preferred design for new construction in the neighborhood. The house at 7240 Forest Avenue (photo 0012) was constructed in about 1937 with another home constructed in about 1939 at 64 172<sup>nd</sup> Place (photo 0005). Both are entirely constructed in brick and are excellent examples of the Colonial Revival style with the home at 7240 Forest having a simple, symmetrical appearance with a sunburst patterned transom over its central entry and chimneys centered in the north and south gable faces. This home also has a wood railing design around the perimeter of the roof of a single story addition on its north facade. The home at 64 172<sup>nd</sup> Place also has a very stately appearance, but is less symmetrically arranged. This home has some arched windows, but is clearly a derivation of the formal style with some Tudor influences.

Contemporary interpretations of the Colonial Revival style followed with smaller homes fronting 172<sup>nd</sup> Place including 04, 08, 24 and 46. Each have a more subdued stately appearance, slightly breaking the symmetrical design in some cases due to attached garages. Colonial Revival Cottages are located at 04 and 24 172<sup>nd</sup> Place (photos 0025 & 0002) and are very similar in appearance with large gabled window dormers, 8/8 wood windows, attached garages, off-centered entries with fluted pilaster surrounds and chimneys on their east facades. Both have masonry main level walls and siding above. The homes at 08 and 46 172<sup>nd</sup> Place (photos 0026 & 0003) also have some similarities between them with a center entry, shed roof extending across the front facade above the main level and chimney in one of their gabled ends. Both homes have rough-cut stone across the main level of their front facades, but the house at 08 has its remaining walls constructed in brick while the house at 46 has brick finishing the main level and weatherboard siding on its second level. The period these homes were constructed in is from about 1940 through 1952.

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One other large Colonial Revival Home was constructed in about 1952 on Forest Avenue, closing out the period of significance for the district. The Meyn House at 7248 Forest Avenue (photo 0013) is constructed of brick with its most dominant feature being the open front porch extending across the face of the main level with arched openings between posts. The porch is covered with an extension of the main house roof. The house also has a mostly symmetrical appearance enhanced by three gabled window dormers on its front facade. Windows are also multi-paned rectangular windows, with those in the dormers and some in the south facade being 8/8 wood windows.

Architect, L. Cosby Bernard, Sr.

Having the greatest influence in the physical appearance of the Forest-Ivanhoe District was Hammond's leading architect of the time, L. Cosby Bernard, Sr. (1890-1963), called the "Designer of Forest Avenue." Bernard is known to have designed five of the residences in the small district, including his own personal residence at 7241 Forest Avenue (photos 0007-0008). Bernard designed the following residences in the district: the Peter Murphy House at 47 173<sup>rd</sup> Street (photo 0006), the E. C. Minas House at 7326 Forest Avenue (photos 0017-0018), his own residence at 7241 Forest Avenue and 7306 & 7240 Forest Avenue (photos 0016 & 0012). Bernard designed in both the Colonial Revival and Tudor Styles, but Tudor was his preferred style.<sup>12</sup> These creations mark Bernard in the height of his career.

Bernard was born in Junction City, Kentucky in 1890 and later moved to Dayton, OH at a young age. As a boy he was interested in the art of drawing so his parents enrolled him at the Cincinnati Institute of Art before he went on to study architecture at the University of Illinois where he graduated in 1913. Bernard practiced in Dayton and Indianapolis before opening a firm in Michigan City in 1924. Three years later he moved to Hammond and opened his firm. He specialized in state prison work, being in charge of all state penal work since 1938, but is best known in the Hammond area for his civic and residential design.<sup>13</sup> His civic design included three branches of the Hammond Public Library as well as the Woodmar Country Club and Hammond Civic Center.<sup>14</sup> Bernard's wife passed away in 1953 at which time he moved from Hammond to Sarasota, FL. He remarried there and in 1963 suffered a heart attack and died while he and his wife were vacationing in North Carolina.

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<sup>12</sup> "L. Cosby Bernard Sr.: Famed Hammond architect" [hammondindiana.com](http://hammondindiana.com)

<sup>13</sup> Ibid

<sup>14</sup> Trusty, Lance. Page 155

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While the other residences in the district designed by Bernard have good proportioning and show particular attention to detail, it is his own residence that showcases his abilities and interest in the Tudor style. The Bernard House at 7241 Forest Avenue was constructed in 1931 and has a commanding position at the corner of the northern gateway into the Forest-Ivanhoe District, and due to the curving nature of Forest Avenue, can nearly be seen at the southern terminus of Forest as well. Bernard used a number of Tudor details in high craftsmanship on his residence including exemplary masonry detailing such as the basket weave pattern of the chimney (seen in photo 0008) and alternating pattern of stone and brick over the front entry. He also detailed the gable faces of a large covered porch and the garage with stucco and brick panels sectioned by wide wood trim boards painted dark brown (seen in photo 0007). The brick in these sectioned fields are laid in regular coursing, but angled with the rake line. Bernard used brick for the main level walls with rough-cut stone trim around window openings and corners. A pair of diamond-grilled leaded glass windows is located on the second level, north facade as well (seen in photo 0008).

Non-contributing properties

Properties incorporated into the district that are non-contributing are done so because of their proximity to contributing properties or because of their location within the small platted neighborhood of the Forest-Ivanhoe District. These properties are considered non-contributing because they are not defined in either of the two dominant period styles (they are contemporary ranch style homes) and they range in construction dates from about 1953 through 1966.

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*Forest-Ivanhoe Residential Historic District, Lake County, IN*

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**10. Geographic Data**

Verbal Boundary Description

Beginning on the north side of 172<sup>nd</sup> Place, at the corner of 172<sup>nd</sup> Place and State Line Avenue, continue in a line east crossing Forest Avenue to the corner of 172<sup>nd</sup> Place and Hohman Avenue. Turn south and continue in a line south to the southeast corner of 64 172<sup>nd</sup> Place. Turn west and continue in a line with the south (rear) property line of 64 172<sup>nd</sup> Place to the west side of the alley connecting 172<sup>nd</sup> Place and 173<sup>rd</sup> Street. Turn south and continue in a line with the west side of the alley, crossing 173<sup>rd</sup> Street and continuing south in a line with the east (rear) property lines of those properties fronting Forest Avenue. At the southeast corner of 7331 Forest Avenue turn west and continue in a line west with the south property lines of 7331 & 7332 Forest Avenue to the east bank of the Little Calumet River. Turn north and follow the east bank of the Little Calumet River in a north/northwesterly direction to the point where a southern continuation of the west side of State Line Avenue would intersect the river bank. Turn north at this point and continue a line north to the corner of 172<sup>nd</sup> Place and State Line Avenue, or the place of beginning.

Boundary Justification

The boundary is justified because within this boundary are located a concentration of some of the finest examples of period revival styles in the City of Hammond, many designed by a single accomplished architect including his own residence. The boundary also defines this specific neighborhood as being a change in the character of the typical urban street grid to a more naturalistic, aesthetically platted development.

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Section number 11 Page 34

*Forest-Ivanhoe Residential Historic District, Lake County, IN*

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**11. Photographs**

The following is a log of photographs taken of the Forest-Ivanhoe Residential Historic District:

20 172<sup>nd</sup> Place. Photo 0001. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing south

24 172<sup>nd</sup> Place. Photo 0002. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing south

46 172<sup>nd</sup> Place. Photo 0003. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing south

52 172<sup>nd</sup> Place. Photo 0004. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing south

64 172<sup>nd</sup> Place. Photo 0005. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing south

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47 173<sup>rd</sup> Street, Murphy House. Photo 0006. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing northeast

7241 Forest Avenue, Bernard House. Photo 0007. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing northeast

7241 Forest Avenue, Bernard House. Photo 0008. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing south

7245 Forest Avenue. Photo 0009. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing east

7251 Forest Avenue. Photo 0010. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing east

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7255 Forest Avenue. Photo 0011. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing east

7240 Forest Avenue. Photo 0012. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing west

7248 Forest Avenue, Meyn House. Photo 0013. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing northwest

7258 Forest Avenue. Photo 0014. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing southeast

7258 Forest Avenue. Photo 0015. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing west



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7306 Forest Avenue. Photo 0016. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing west

7306 Forest Avenue, Minas House. Photo 0017. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing west

7306 Forest Avenue, Minas House. Photo 0018. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing northwest

NA Utilities Building. Photo 0019. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing west

Alley. Photo 0020. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

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Facing northwest

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172<sup>nd</sup> Place. Photo 0021. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing west from Hohman Avenue.

Forest Avenue. Photo 0022. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

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Facing north from 173<sup>rd</sup> Street.

Forest Avenue. Photo 0023. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

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Facing north from cul-de-sac/terminus.

Forest Avenue. Photo 0024. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing south from 172<sup>nd</sup> Place.

04 172<sup>nd</sup> Place. Photo 0025. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing south

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08 172<sup>nd</sup> Place. Photo 0026. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing south

7325 Forest Avenue. Photo 0027. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing east

172<sup>nd</sup> Place. Photo 0028. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

November 26, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing east from State Line Avenue.

7243 State Line Avenue. Photo 0029. Forest-Ivanhoe Residential Historic District.

Lake County, IN

Kurt West Garner

December 18, 2008

Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology

Facing southeast

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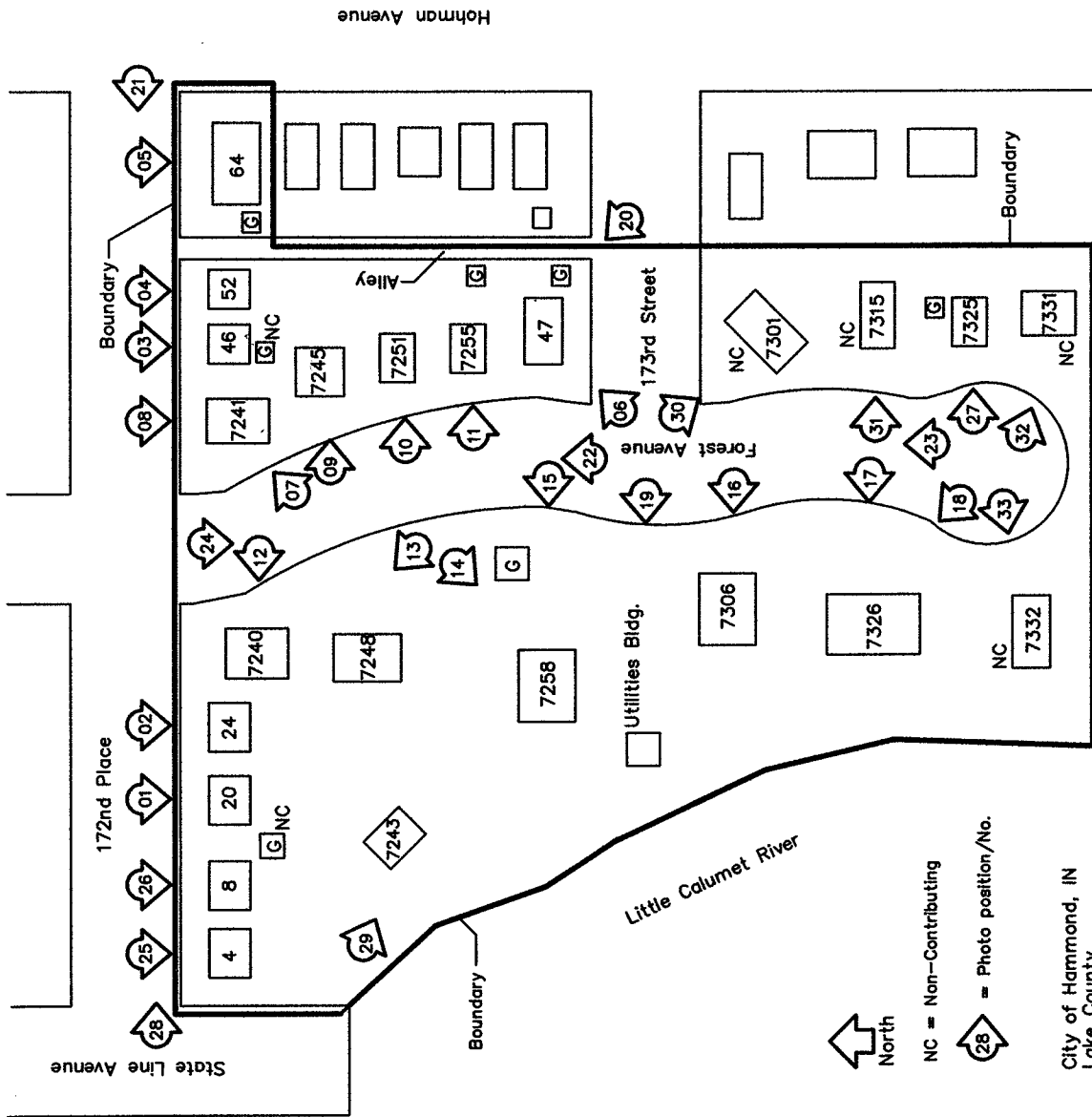
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7301 Forest Avenue. Photo 0030. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing southeast from 173<sup>rd</sup> Street

7315 Forest Avenue. Photo 0031. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing east

7331 Forest Avenue. Photo 0032. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing southeast

7332 Forest Avenue. Photo 0033. Forest-Ivanhoe Residential Historic District.  
Lake County, IN  
Kurt West Garner  
November 26, 2008  
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology  
Facing southwest





Forest-Ivanhoe Residential Historic District, Hammond, Lake County, IN photo 4



Forest-Ivanhoe Residential Historic District, Hammond, Lake County, IN photo 7





Forest-Ivanhoe Residential Historic District, Hammond, Lake County, IN photo 12



Forest-Ivanhoe Residential Historic District, Hammond, Lake County, IN photo 16





Forest-Ivanhoe Residential Historic District, Hammond, Lake County, IN photo 21



Forest-Ivanhoe Residential Historic District, Hammond, Lake County, IN photo 22





Forest-Ivanhoe Residential Historic District, Hammond, Lake County, IN photo 28



Forest-Ivanhoe Residential Historic District, Hammond, Lake County, IN photo 32